

For Sale or Lease

5060-5130 Manchester Ave
St. Louis, MO 63110

1,825-48,000± Sq. Ft.

Warehouse, Dead Storage + .34± Acre Fenced Yard



Sale Price: ~~\$1,795,000~~ (\$37.40/sf)

Reduced Price: ~~\$1,725,000~~ (\$35.94/sf)

BUILDINGS: A, B, C

- 27,000± SF (3,100 ± SF Office)
- 16'-20' Clear Ceiling
- 2 Drive-Thru Doors (14'x14')
- 1 Truck Dock
- 1 Drive-In (Ramped)

Contact: Jake Shepley at
jshepley@hillikercorp.com

*See back page
for details*

BUILDINGS: 1, 2, 3, 4, 5

- 1,825 to 20,000± SF
- 16'-19' Clear Ceiling
- Drive-In Served
- No Plumbing or Heating
- Ideal for Dead Storage

Other Features:

- Zoned "K" Industrial
- 2.11± Acre Fenced Lot



Office Industrial Retail Institutional Investment Management

Hilliker Corporation
Commercial Real Estate

1401 S. Brentwood Blvd. Suite 650
St. Louis, MO 63144

www.hillikercorp.com

314-781-0001



SIOR

INDIVIDUAL MEMBERSHIPS
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Information is from appropriate sources but is not guaranteed. No representations is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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MANCHESTER AVENUE



- UNIT A = 8798 SF
- UNIT B = 8484 SF
- UNIT C = 9200 SF
- COVERED STORAGE 6 = 3073 SF
COVERED STORAGE 7 = 3085 SF
- SECURE OUTDOOR STORAGE = 14,970 SF

STORAGE 1
4298 SF

STORAGE 2
1825 SF

STORAGE 3
4937 SF

STORAGE 4
3581 SF

STORAGE 5
(COVERED BAY)
5430 SF

COVERED
STORAGE 6
3073 SF

COVERED
STORAGE 7
3085 SF

SECURED
OUTDOOR
STORAGE
14,970 SF

OFFICE

OFFICE

UNIT A
6540 SF

UNIT B
(WITH BATHROOM)
8484 SF

UNIT C
9200 SF



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(± Measurements)

March 14, 2025

| <u>BUILDING</u> | <u>SIZE</u> | <u>CEILING</u> | <u>LOADING</u> | <u>HEAT</u> | <u>ELECTRIC</u> | <u>LEASE RATE</u> |
|--|--|----------------|---|-------------|-----------------|--------------------------------|
| A | 6,540 SF (109' X 60') Clear Span | 16'- 20' | 1 –Drive-in 14' Wide door 14' High door | No | Lights Only | \$6.50/ SF \$5,100 / month |
| OFFICE | 2,871 SF (93' X 27') 2 nd Level (18' X 20') | | N/A | HVAC | Yes | |
| B | 8,484 SF (141' X 60') Clear Span | 16'-20' | 1 – Drive-in 14' High 14' Wide door | No | Lights Only | \$4.95/ SF \$3,500 / month |
| C | 9,000 SF (150' X 60') | 20' | 1 – Dock 1- Ramped Drive-in 17' Wide Opening 10' High door | Yes | Yes | \$5.50 / SF \$4,217 / month |
| Office | 200 SF Built in 1997 | | | | | |
| 1 | 4,298 SF (80' X 54') | 16' | 1-21' Wide door 12' High | No | Lights only | \$4.95 / SF \$1,773 / month |
| 2 | 1,825 SF (61'x30') | 16' | 2 - 12' High Doors 1 - 17' Wide Door | No | Lights only | \$4.95 / SF \$753 / month |
| 3 | 4,937 SF (84' X 59') | 18' | 2– Drive-ins 14' High doors 14' Wide doors | No | Lights only | \$4.95 / SF \$2,036 / month |
| 4 | 3,581 SF (80' X 45') | 16' | 6– Drive-ins 14' High doors 2-12' Wide doors 1-14' Wide door | No | Lights Only | \$4.95 / SF \$1,477 / month |
| 5 | 5,430 SF (92' X 59') | 19' | 2– Drive-ins 10' & 14' High doors 1 - 14' Wide Door | No | Lights only | \$4.95 / SF \$2,240 / month |
| Combined 6 & 7 Sections | 3,073 SF + 3,085 SF (83' x 37') & (83' X 37') Covered (No Side Walls) Fenced Lot (50' x 300') | 14' | Drive-throughs | No | No | \$2.95 / SF \$1,515 / month |



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